

# Haines Borough Planning Commission Meeting June 9, 2016 MINUTES Approved

- 1. <u>CALL TO ORDER/PLEDGE TO THE FLAG</u> Chairman **Goldberg** called the meeting to order at 6:30 p.m. in Assembly Chambers and led the pledge to the flag.
- 2. <u>ROLL CALL</u> Present: Chairman Rob Goldberg, and Commissioners Lee Heinmiller, Brenda Josephson, Larry Geise, Don Turner III, Heather Lende and Rob Miller.

**Staff Present:** Brad **Ryan**/Interim Manager, Jan **Hill**/Mayor, and Tracy **Cui**, Planning and Zoning Technician III.

Also Present: Diana Lapham/Liaison, Emily Files/KHNS, Paul Nelson, Carol Tuynman, Joe Parnell, Darsie Culbeck, Mike Wilson, Sean Brownell, and others.

# 3. APPROVAL OF AGENDA

<u>Motion</u>: Turner moved to "approve the agenda." Heinmiller seconded it. The motion carried unanimously.

**4. APPROVAL OF MINUTES** – May 12, 2016 Regular Meeting Minutes.

**Miller** suggested including "Josephson's verbiage" under Item 10B1.

<u>Motion</u>: Heinmiller moved to "approve the May 12, 2016 minutes as amended," and Geise seconded it. The motion carried unanimously.

Chairman **Goldberg** and Commissioner **Miller** will meet with **Cui** tomorrow at 10 a.m. in the Borough office to go over the height ordinance.

## 5. PUBLIC COMMENTS

**Parnell** expressed his concerns about the harbor expansion project. He thinks the plan misrepresents the truth.

#### 6. CHAIRMAN'S REPORT—None

## 7. STAFF REPORTS

# A. Planning & Zoning Staff Report

**Cui** reported monthly permits and citizen complaints.

**Lende** asked about the sign permit issued to Jehovah's Witnesses. The question was raised if it is acceptable to put up a commercial sign in publicly owned right-of-ways to advertise a business. **Ryan** said he would like to consult with the Borough attorney.

# 8. PUBLIC HEARINGS

## A. Mike Wilson - Heliport Conditional Use Proposal

**Goldberg** opened the public hearing at 6:47 p.m.

**Wilson** and **Brownell** briefly introduced their proposal. **Brownell** stated the proposed site is a perfect spot for helicopters. **Culbeck**, **Miller** and **Geise** all agreed.

**Tuynman** said she is not against the proposal, but she is in favor of using the airport as much as possible for helicopter use.

Goldberg closed the public hearing at 6:55 p.m.

**Lende** asked about the differences between charter and tour. **Brownell** said conducting tours will require a tour permit from the Borough.

**Goldberg** pointed out comments from the local residents shall be considered. He is concerned about the charters. He does not think that having an unlimited number of charters is going to be acceptable for these residents. He recommended the developer communicate with the neighbors and come up with a plan to mitigate the potential impacts.

**Brownell** said the proposed site will bring less impact to the residents and wildlife compared to other heliports.

**Turner** said the commission went through the eight criteria and determined that the proposal met these eight criteria last winter. Personally, he will have a hard time saying the proposal does not meet the eight criteria five months later. He does not think there will be an increasing charter business because helicopter operation is expensive. Also, he pointed out the helicopters are not compatible at the airport. Helicopter operation is quite different from the airplane operation.

**Miller** suggested adding a time term limit on the permit. **Geise** disagreed.

**Lende** said the proposal is not compatible with the comprehensive plan. **Turner** said the proposed site is in the general use zone, which is the least restrictive zone of the Haines Borough.

**Brownell** said they have one of two FAA-approved helipads in the Borough.

<u>Motion:</u> Josephson moved to "approve Wilson's heliport conditional use proposal," and <u>Miller</u> seconded.

**Lende** said she would like to issue the permit with a stipulation of no commercial helicopter tour operations. **Josephson** pointed out that the Borough has Title 5 which restrains the commercial tour operations.

**Goldberg** stated he is hesitant to issue the permit without conditions.

<u>Primary Amendment:</u> Lende moved to "issue the permit for a period of two years and operation hours of 8 a.m. to 8 p.m.," and **Miller** seconded it. The primary amendment failed 1-6 with **Goldberg**, **Geise**, **Josephson**, **Heinmiller**, **Turner** and **Miller** opposed.

<u>Secondary Amendment:</u> Miller moved to "issue the permit for a period of three years," and **Lende** seconded it. The secondary amendment passed 4-3 with **Geise**, **Josephson** and **Turner** opposed.

More discussion ensued.

The main motion passed 6-1 with **Lende** opposed.

Chairman Goldberg called a five-minute recess.

#### 9. UNFINISHED BUSINESS—None

#### **10. NEW BUSINESS**

# A. Historic District/Building Review—None

# B. Haines Borough Code Amendments—None

# 1. Reviewing Process for Capital Improvement Projects in HBC 18.30.040

The commission agreed with the manager's recommendation, and modified the original ordinance to incorporate **Goldberg**'s ideas. This code change adds two sentences to the existing code. Projects will have to come for a review and a public hearing at the conceptual stage. The commission may then decide if the project warrants further review.

<u>Motion:</u> Lende moved to "recommend the Assembly adopt the draft ordinance," and **Geise** seconded. The motion carried unanimously.

## 2. Refining Definitions of Mobile Home and Modular Home in HBC 18.20.020

Mr. Leonard Dubber proposed to replace the aging mobile homes in his Spruce Grove Mobile Home Park with new small homes built on site. However, currently the code does not allow construction of multiple single-family residences in the Light Industrial Commercial Zone. Construction of multiple residences on one lot is allowed as a conditional use in many other zones in the Borough. There are existing structures that are already for residential use in LIC zone. The current code allows Mr. Dubber to have mobile homes in Spruce Grove but not single-family homes, even though the net result and impact to the neighbors is the same. In light of the discussion, the commission believed that multiple single-family residences should be considered. They agreed to change the zoning use chart to allow multiple single-family residences as a conditional use in LIC zone. This is a small code change that will improve the quality of housing in Haines.

**Motion:** Lende moved to "recommend the Assembly adopt the draft ordinance," and **Josephson** seconded. The motion carried unanimously.

## 3. Classifying "Borough Parks" in HBC 18.70.040

Commissioners **Goldberg** and **Lende** will work with Burl Sheldon from the Parks and Recreation Advisory Committee to write a section in Borough Code that defines and regulates activities in Borough parks.

#### 4. Building Height Ordinance

The commission looked at the regulations in other towns in Alaska and will bring the matter back up for discussion in October.

#### C. Project Updates—None

#### D. Other New Business

#### 1. Parking Issues at Fort Seward

A discussion of parking issues in Fort Seward occurred, but no action was taken.

#### 2. Request for a Platting Action to Reserve a Potential Conflict

The commission discussed the potential for conflict among uses along First Avenue South. The commission rejected a suggestion that the right of way be vacated. No action was taken. Plans for the new preschool building were reviewed to general approval by the commissioners.

# 3. Consideration of Vacating One Portion of 5<sup>th</sup> Ave. Right-of-Way

Commissioners discussed a site for the new wood chip boiler for the school. It was decided that vacating a portion of the Fifth Avenue right of way and placing the boiler there was not a good idea. The idea of purchasing a portion of the Elks property or the Alascom property was discussed.

- 11. **COMMISSION COMMENTS**—None
- 12. CORRESPONDENCE—None
- 13. <u>SET MEETING DATES</u>
  - A. Regular Meeting Thursday, July 7, 2016 6:30 p.m.
- **14. ADJOURNMENT** 10:05 p.m.